



# City of Annapolis

## Department of Planning & Zoning

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### Historic Preservation Commission

June 23, 2011

#### A. CALL TO ORDER

The administrative meeting of the Historic Preservation Commission of the City of Annapolis was held on June 23, 2011 in City Council Chambers. Chair Kennedy called the meeting to order at 7:30pm.

#### B. ROLL CALL

**Commissioners Present:** Chair Kennedy, Finch, Leahy, Rentsch

**Commissioners Absent:** Vice Chair Bunting, Zeno

**Staff Present:** Craig-Historic Preservation Officer, Hook-Recorder

**Consultants Absent:** Halpern-Architectural Consultant, Bodor-Archaeology Consultant

#### C. ANNOUNCEMENTS

Ms. Craig noted that the Department has selected its Energy Audit Contractor and distributed a copy of the documentation of how Terra Logos (a Baltimore-based firm) handles its energy audits. She noted that the audits will be scheduled with the homeowners through the third week of July and the reports will be made available to the Commission for review and comment.

Ms. Craig believed that the City was using the MFPA 914 Code for Fire Protection but since meeting with DNEP, now realizes that the International Existing Building Code has been adopted by the City so the MFPA 914 is not part of the City's code considerations for issues of fire protection for historic structures. She noted that the comparison dialogue will continue to be monitored with DNEP.

#### D. OLD BUSINESS

##### 1. 25 Market Space/Market House – Lily Openshaw/City of Annapolis – Install exterior fire protection system under roof eaves.

Ms. Openshaw provided catalog cut specifications for the sidewalk sprinklers and the sprinkler guards requested at the June 14, 2011 meeting. She also provided a piece of the pipe (provided for dimensional purposes) and the sprinkler heads for the Commissioner to review. The pipes will be painted to match the trim color and there will be a guard to protect the sprinkler head. As requested, she agreed to provide additional clarification on the model G4 horizontal side wall sprinkler head guard. She further agreed to withdraw the sprinkler head guard installation from the application in order to move it forward. She also noted that the basket portion of the application has also been withdrawn.

The following exhibits were presented at the hearing.

Exhibit Number	Exhibit Types
C	Tyco Catalog for Sprinkler Horizontal and Vertical Sidewalk Sprinklers Quick Response, Standard Coverage Specifications and the Tyco Sprinkler Guards
D	Physical Pipes and Sprinkler Head

Ms. Rentsch noted that whereas the application for 25 Market Space/Market House sprinkler substantially complies with HPC guideline D.29, moved approval as amended. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 5-0.

## **E. PRE APPLICATION**

Chair Kennedy reminded those present that this is an informal discussion and is held as a courtesy to the applicants to determine feasibility and to address any other issues of concern that may arise at the hearing. This review does not constitute an approval. She explained that nothing discussed in this session will be binding on the commissioners or applicants.

### **1. 211 Prince George Street/St. John's College** – Jay Schwarz/Alt Breeding Schwarz Architects – Curb cut, Driveway and Rear Yard Carriage House.

Mr. Schwarz provided photographs of the property that included Mr. Bodor's notes. He described the proposal and the proposed location of the curb cuts as well as the driveway. He noted that the house will eventually be sold and that an appropriate buyer is being sought. In the meantime, the future plans for the property have not yet been identified. He commented that Mr. Bodor believes that there are significant landscape features on the property. Ms. Rentsch noted that because it is not known what will happen with the property, additional information is needed in order to determine feasibility. Ms. Craig noted that record information and photographs are available in the Maryland Historical Trust as well as Historic Annapolis Foundation archives that can be used to document the 18th Century historic features.

Chair Kennedy **summarized** that additional information is needed to determine feasibility.

### **2. 38 Franklin Street** – Jay Schwarz/Alt Breeding Schwarz Architects – Renovations, Rear Porch Infill, Fence & Paving

Mr. Schwarz noted that this property is located at the corner of Acton and Franklin Streets. He outlined the three components of the project is to renovate the property in order to gain better control of the landscaping and yard; install a 3-foot to 4-foot perimeter rod iron type fence around the yard; and repave the driveway off of Acton Street as well as expand the driveway in front of the garage for two spaces. The applicants hope to clean up the landscaping on the south side of the house. He noted that the new element is the perimeter fence. The applicants would like to enclose the porch with glass behind the columns so the architectural elements will remain in place. There is an existing interior porch that is being proposed to be enclosed to make it part of the house. The rear lower elevation was reworked to include an entry. The house will need gable/soffit vents for maintenance of the house and eventually general maintenance will be needed but this is not part of this application.

Ms. Craig noted that the rear property will allow for the proposed rear porch but it would be difficult to rationalize the side porch because it is very much part of the front elevation. The applicant should consider how to integrate the side porch while complying with guideline D.23 perhaps not enclosing the whole porch. The fence is appropriate in size and scale. Mr. Leahy noted because you are dealing with corner block there are two streetscapes that the applicant has to consider. Ms. Rentsch believes that the fence would be more successful if it was pulled back four-feet to the top of the slope with plantings between the fence and sidewalk. The street tree pattern is missing two trees and the tree enveloping the house needs to be pruned. Ms. Zeno also does not believe the side porch complies with guideline D.23. Ms. Finch concurs with previous comments made regarding the side and rear porches and moving the fence back. Chair Kennedy believes that moving the fence back would create more of a pedestrian visual barrier on the streetscape.

Chair Kennedy **summarized** that of the components presented on 38 Franklin Street to include the fencing, expanded driveway, rear porch enclosure, side porch enclosure, a majority of the Commission believes that the fencing, the driveway and the rear porch enclosure are all **feasible** projects. It is the

unanimous consensus of the commissioners present that guideline D.23 will be problematic for the feasibility of the enclosure of the side porch due to the context of the structure on the corner facing a significant historic resource and the fact that it is a character defining feature of the house itself.

**3. 109 Duke of Gloucester Street** – Don Jackson – installation of Solar Panels on Roof.

Mr. Jackson noted that a relic was found inside the St. Mary's Church underneath the floor during construction and a photograph of the relic was provided for review. It is believed that the relic is associated with the original Charles Carroll House. He asked if the Commission wanted to provide any guidance on how to proceed and agreed to try to remove the relic to provide to the Commission if interested. The Commission expressed interest.

Mr. Bill Eng, Solar Seven Seas Energy, described the proposal to install solar panels to provide electrical energy to St. Mary's church and school in an effort to reduce the energy costs. There are some environmental and renewable energy concerns. He noted that solar panels are mounted and must be angled and that a majority of the roofs at the St. Mary's church and school are shingled. He further noted that sharp panels are being proposed because of their efficiency.

Mr. Craig believes that placement of the panels is important and that applicant should consider taking photographs of the test panels in the most sensitive locations to show what it would look like. She noted that the applicant should check into whether there are colorization options for the materials.

Chair Kennedy **summarized** that the pre application for 109 Duke of Gloucester which is a series of installation of solar panels on at least three buildings inside the St. Mary's campus was deemed **feasible** by a majority of the commissioners present. A full application will be welcomed and the critical information to be presented is going to be the view shed assessments of each of this locations and impacts not only from streetscapes but from the important historic resources located nearby as well as views from the water.

**Violation Status**

Ms. Zeno inquired about violations on several properties within the historic district and staff gave a brief explanation of the status of each but was asked to provide a complete update at the September meeting.

With there being no further business, Chair Kennedy moved to adjourn the meeting at 9:15pm. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

Tami Hook, Recorder